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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION

- - - - -x

Greenport Firehouse

September 25, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR (Not Present)

PATRICK BRENNAN ~ DEPUTY MAYOR

MARY BESS PHILLIPS~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

JULIA ROBINS ~ TRUSTEE

CANDACE HALL ~ VILLAGE CLERK

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All other interested parties

2 DEPUTY MAYOR BRENNAN: All
3 right, welcome, everyone. Welcome
4 to the September 25, 2025, Board of
5 Trustees Regular Session meeting.
6 The Mayor has been asked to be
7 excused this evening. Can I get a
8 motion to open the meeting?

9 TRUSTEE PHILLIPS: Second.

10 DEPUTY MAYOR BRENNAN: All in
11 favor?

12 TRUSTEE ROBINS: Aye.

13 DEPUTY MAYOR BRENNAN: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 DEPUTY MAYOR BRENNAN: Stand
17 for the Pledge of Allegiance.

18 (Whereupon the Pledge of
19 Allegiance was recited.)

20 DEPUTY MAYOR BRENNAN: Please
21 remain standing for a moment of
22 silence for the following Greenporters:

23 Donya Van Buren

24 Sidney Douglas "Sid" Beebe Jr.

25 (Whereupon, a moment of

2 silence was held.)

3 DEPUTY MAYOR BRENNAN: Thank
4 you. Okay, we're going to start
5 with a couple of announcements.

6 The Greenport Fire Department
7 will conduct the annual hydrant
8 testing on Sunday, October 26,
9 2025.

10 Village Hall will be closed on
11 Monday October 13, 2025, in the
12 observance of Indigenous Peoples
13 Day and Columbus Day.

14 The Fireboat Fire Fighter has
15 arrived in the Village. Be sure to
16 checked out this incredible piece
17 of history in Mitchell Park Marina.

18 All right, now we're going to
19 move into the public hearing
20 section -- segment. I don't think
21 we need a motion because the two
22 hearings are open.

23 VILLAGE ATTORNEY STOLAR: (Nodding.)

24 DEPUTY MAYOR BRENNAN: So we
25 have two before us. I'd like to do

2 one at a time. The first public
3 hearing is to discuss the proposed
4 local law to amend Chapter 142,
5 entitled "Wetlands" of the code of
6 the Village of Greenport. This
7 public hearing remained open from
8 September 18, 2025, Work Session
9 meeting.

10 Anyone from the public like to
11 speak on Chapter 142?

12 (No response.)

13 DEPUTY MAYOR BRENNAN: All right,
14 seeing that there's no comments on
15 the public hearing for Chapter 142,
16 this Board can decide to keep this
17 open or we can close this. What's
18 the feeling of the Board?

19 TRUSTEE DOUGHERTY-JOHNSON: We
20 didn't get any comments on this
21 last time this opened, right? It's
22 really just to put signage up when
23 we have Wetlands permits, correct;
24 it's a change?

25 VILLAGE ATTORNEY STOLAR: It's

2 just a little bit more than that.

3 It's the placard and require notice

4 be sent to --

5 TRUSTEE DOUGHERTY-JOHNSON: Right.

6 VILLAGE ATTORNEY STOLAR: --

7 and set forth a time in which it

8 has to be published in the paper.

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 mean, I move we close it.

11 TRUSTEE PHILLIPS: It's really
12 doing the all the signage. It has
13 nothing to do with the process or
14 procedure within Village Hall.

15 It's just dealing with getting
16 notification out to people that
17 there is a Wetlands permit.

18 DEPUTY MAYOR BRENNAN: Okay,
19 we have a motion to close it. Is
20 there a second?

21 MEMBER ROBINS: I'll second that.

22 DEPUTY MAYOR BRENNAN: All
23 right, just a little further
24 discussion. I just had a question
25 about the notice requirements for

2 neighbors. The language in the
3 draft or the proposed it law says
4 adjacent -- line adjacent property
5 owner. Is that consistent with how
6 we notice other...

7 TRUSTEE PHILLIPS: Yeah, it is.

8 VILLAGE ATTORNEY STOLAR: I
9 believe so.

10 MEMBER ROBINS: Is it just
11 next door or is it across the
12 street or adjacent?

13 VILLAGE ATTORNEY STOLAR: No,
14 adjacent, touching.

15 TRUSTEE PHILLIPS: Okay, the
16 Planning Board -- this is how I
17 used to do it in ZBA and I think
18 they're still it the same way, is
19 that the Chairman takes a look at
20 the legal notices going out and I
21 believe it goes to the houses that
22 is are in a circle. In other
23 words, they do a circle around the
24 property. That's what they should
25 be doing, not just next door.

2 VILLAGE ATTORNEY STOLAR: That
3 would be different than this
4 language then if they're doing it
5 that way, you're talking --

6 TRUSTEE PHILLIPS: I don't
7 know how they're doing it. I'm
8 just -- you know, that's how I used
9 to do it was a radius.

10 VILLAGE ATTORNEY STOLAR: If
11 you have a radius, right, that
12 would be 100 foot, 200, whatever
13 the linear distance is for the
14 radius, that's what you're
15 referring to. I can take a quick
16 look to figure it out.

17 DEPUTY MAYOR BRENNAN: Okay, I
18 think --

19 TRUSTEE PHILLIPS: Well, we
20 can close the hearing.

21 DEPUTY MAYOR BRENNAN: I think
22 we can still close this.

23 TRUSTEE PHILLIPS: Yeah, it's
24 just we'll have a discussion at
25 Work Session.

2 DEPUTY MAYOR BRENNAN: Yeah.

3 Okay, so we have a motion and
4 second to close the public hearing
5 on Chapter 142. All in favor?

6 TRUSTEE ROBINS: Aye.

7 DEPUTY MAYOR BRENNAN: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE DOUGHERTY-JOHNSON: Aye.

10 DEPUTY MAYOR BRENNAN: All
11 right, so that's closed.

12 Let's move on to Number 2 on our
13 public hearing. This is a public
14 hearing to discuss a proposed local
15 law to amend Chapter 103 entitled
16 "Rental Properties" of the code of
17 the Village of Greenport. This
18 public hearing remained open from
19 September 18, 2025, Work Session
20 meeting. Is there anyone from the
21 public that would like to address
22 the Board on Chapter 103?

23 Please remember to state your
24 name and address.

25 MS. RIVARA: Good evening

2 Karen Rivara, 628 Carpenter Street
3 in Greenport. I am just encouraging
4 you to close the hearing and adopt
5 the code as proposed. I think that
6 it clarifies some -- especially
7 with the definitions, it just
8 offers more clarity.

9 And I guess, most importantly, I
10 would ask that the code be
11 enforced. And I think if you need
12 have a full-time building inspector
13 and code enforcement officer
14 because a lot of the codes that are
15 on the books now in the Village are
16 not being -- they're being broken
17 with no consequence and so bad
18 actors are able to continue to be
19 bad actors and it's very frustrating
20 to the neighbors who live next to
21 somebody who is not following even
22 the current code.

23 And on Carpenter Street we have
24 people who are not following the
25 current code. It's disruptive to

2 the neighbors that are here
3 full-time and there are properties
4 right now being upgraded and will
5 likely be rented as Airbnb's and I
6 would like them to be compliant and
7 have somebody make sure that they
8 are compliant because I deserve to
9 enjoy my home as well. Thank you.

10 DEPUTY MAYOR BRENNAN: Thank
11 you. Would anyone else like to
12 address the Board?

13 MR. SALADINO: I will.

14 DEPUTY MAYOR BRENNAN: Please
15 come up. Don't be shy.

16 (Laughter.)

17 MR. SALADINO: My name is John
18 Saladino and I live on 6th Street.
19 I attended the Work Session where I
20 heard the opposition to the new
21 code amendment. For the public, I
22 was a member of the Code Committee
23 that took this question up for two
24 years.

25 If the question here for the --

2 for this portion -- for this code
3 revision, if the question to the
4 Board is, will this code revision
5 create more year-round housing, the
6 Code Committee provided to the
7 Village Board 40 or 50 surveys and
8 statements from 40 or 45 municipalities
9 that conducted inquires into will
10 short-term rentals effect year-round
11 housing. And some of the
12 municipalities Greenport Village
13 sized and some were as large as Los
14 Angeles and San Francisco. And the
15 overwhelming response was yes, it will.

16 If this law is serious about
17 creating year-round housing, I know
18 there's perhaps one or two members
19 that aren't because they're profit
20 motivated, they earn income
21 short-term rental maintenance or --
22 but if the rest of the Board is
23 serious about creating year-round
24 housing, for the last 10 or
25 12 years, we've been holding public

2 hearings with this concern and the
3 people that come, they tell them --
4 they tell you, they'll be deprived
5 of income, that they're customers
6 provide income to the merchants.

7 I think last week somebody says
8 that they're customers provide
9 \$40 000 to -- I don't know how they
10 came to that, except by asking
11 their merchants -- their customers
12 how much they spend with the
13 merchants. I don't know if anybody
14 did a survey how much a year-round
15 resident provides to the merchants
16 in the Village.

17 I know my credit card bill is
18 \$3,000 a month and most of it is
19 food and drink. Most of it is food
20 and drink and Costco stuff. And
21 I'm a year-round resident and, I'm
22 guessing, an average guy.

23 So I don't understand how we can
24 differentiate between a guy that
25 comes here for the weekend and he

2 contributes more to the merchants
3 downtown than a year-round resident.
4 So for years we've been debating
5 this. It's about time we like fish
6 or cut bait.

7 It's either you vote and it's not
8 challenged, or you vote and it is
9 challenged. And we have a great
10 attorney and he fights it in court
11 and we leave it up to an
12 administrative law judge to decide
13 if it's legal or if it's not.

14 But you can't keep clutching your
15 pearls and ringing your hands and
16 saying, oh, we need housing, we
17 need -- not affordable housing. A
18 lot of the people that have
19 short-term rentals, they said well,
20 it's not going to provide affordable
21 housing. The conversation was
22 never about affordable housing. It
23 was about year-round housing.

24 I don't believe that anybody that
25 has a short-term rental, we're

2 going to drive them out of town if
3 they can't short-term rental and
4 rent anymore and have to provide
5 year-round housing. I don't
6 believe they're going to sell their
7 house. A couple might, but a
8 couple won't. And those that do,
9 the people that buy those houses,
10 who's to say they won't rent year
11 round?

12 So to pan to the 10 or 12 or 15
13 or 20 people that show-up at these
14 meetings that are more vocal than
15 the silent majority that's out
16 there, that the survey that the
17 Planning Board conducted that
18 overwhelmingly believes that you
19 should get rid of short-term
20 rentals, I'm not sure what the
21 Board's motivation is. Is it to
22 garner political capital? Is it to
23 worry about the next election?

24 But if you're looking at things
25 as far as -- if you're looking at

2 things as far as the reality of the
3 situation, the overwhelming majority
4 of the people of the incorporated
5 Village of Greenport would rather
6 see full-time housing as opposed to
7 short-term rental.

8 I don't know what else there is
9 to say about this. We can go on.
10 I mean, the Village Board's solution --
11 there used to be a saying that
12 Southold Town and Shelter Island's
13 solution to affordable housing was
14 Greenport. This Board's attitude
15 seems to be, the solution to this
16 question is, let's have another
17 public hearing. Let's have another
18 revision to the code.

19 At some time -- again, Mary Bess
20 might understand, at some time you
21 got to fish or cut bait. It's
22 like, guys, vote. If it passes, it
23 passes. If it doesn't, Brian draws
24 up another edition of the code.

25 How many public hearings are we

2 going to have? How many times are
3 we going to show-up here and listen
4 to Saladino, listen to John Kramer,
5 listen to Don Fisher, listen to
6 somebody give their opinions about
7 this? It's like, at some point,
8 you guys got to do the job that you
9 were elected to do.

10 If you think that short-term
11 rentals affect the quality of the
12 life and the amount of long-term
13 rental, year-round rental, in the
14 Incorporated Village, you got to do
15 something about it. Thanks for
16 listening. Thank you.

17 DEPUTY MAYOR BRENNAN: Thank
18 you. Is there anyone else from the
19 public that would like to speak
20 about Chapter 103?

21 MR. BUCHANAN: And that's
22 short-term rental?

23 TRUSTEE PHILLIPS: Yes.

24 DEPUTY MAYOR BRENNAN: Yes, it's
25 rental properties, Chapter 103.

2 MR. BUCHANAN: Shawn Buchanan,
3 Second Street. So I think there's
4 a couple of things here with the
5 short-term rentals. I think
6 everybody here can agree that, for
7 the most part, I'm here the
8 majority of time. I also am
9 currently unemployed because the
10 clients that I had at my previous
11 job, they didn't pay their bills.

12 So when you get into these six
13 figure amounts, you know, while
14 you're looking for a job, sometimes
15 I leave my house for a certain
16 number of weeks and rent it out.
17 I'm here a lot of the time.

18 And then when we talk about --
19 when Dinni talks about affordable
20 housing and how people on Shelter
21 Island build these structures or do
22 whatever and all these opportunities,
23 I would just hate to think when some
24 of us are just getting by, volunteering
25 in the fire department, volunteering

2 on boards, volunteering for the
3 skate park, are here the majority
4 of time, just trying to pay our
5 bills and not be -- and not not pay
6 our mortgage and have a lawsuit
7 against us, I think that there has
8 to be a little bit of forgiveness
9 there, right?

10 All of my neighbors, they know I
11 rent. I'm very, very strict about
12 who rents from me because it's my
13 home. We heard from John and John
14 last week. His neighbors are in a
15 similar boat. I don't think we can
16 look at this across the board.

17 When we're looking at rentals,
18 we've heard from our chiefs that
19 there is overcrowding in some homes
20 and the Village does nothing about
21 it. We don't know how many people
22 are living in certain homes. We've
23 heard this from other people in
24 this community.

25 So I think the rental -- overall,

2 the rental situation in Greenport
3 is complicated. So I just want to
4 be very careful when, you know,
5 people are trying to be here.
6 People are trying to participate
7 here. People are trying to give
8 back to their community and they're
9 not just exploiting this, and take
10 time, week after week, to show up
11 at these meetings.

12 The minute I got off a plane, I
13 came out here last week to be at
14 the meeting because it's that
15 important to me that I don't want
16 to be lumped in with these bad
17 actors when, in our neighborhood,
18 the worst bad actor is a basketball
19 court that you all refuse do
20 anything about, which it's on three
21 residential lots, which six
22 two-families homes could be on, and
23 we're doing nothing about it.

24 So from my perspective, if
25 housing is a real problem,

2 full-time, affordable, not
3 affordable, you got to look at this
4 whole thing and you've got to think
5 about how it works and who it's
6 impacting and what the problems are.

7 Because, to me, when you do a
8 side-by-side of the issues of the
9 basketball court, which is three
10 buildable lots. We have bad actors
11 that come in. There's violence
12 there, you all know it. A kid got
13 attacked there, right? We have
14 noise that you all refuse to address.
15 It's never happened. There's
16 enforcement across the board, just
17 like everything.

18 And so for you to say potentially
19 that for me to stay here and give
20 so much to this community because I
21 want to be here, but I've hit some
22 hard times and I don't have a
23 full-time job. So it's cheaper for
24 me to leave the country and rent my
25 house for a few weeks so I can pay

2 my mortgage for a year to come back
3 and be a volunteer firefighter, be
4 on the Planning Board, and be part
5 of this community and spend money
6 because I don't have a car. I'm
7 the person you guys always talk
8 about. I don't take up parking. I
9 walk everywhere. I shop everywhere.
10 So just think about me and think
11 about people like me and think
12 about the spaces that you have that
13 you control where you can make
14 full-time housing. Thank you.

15 DEPUTY MAYOR BRENNAN: Just a
16 moment. Mr. Buchanan, do you mind
17 if I ask you a question?

18 MR. BUCHANAN: Yes.

19 DEPUTY MAYOR BRENNAN: Thanks
20 for your comments. As the code is
21 proposed, do you find that that
22 suits your needs or does not meet
23 your needs?

24 MR. BUCHANAN: I guess I get
25 concerned when I hear members of

2 the public come up here and say,
3 make it a decision, do it for what
4 it is. And I know that certain
5 people have different ideas of
6 this. I'm concerned when I see a
7 \$5,000 fee, which is more than a
8 DUI, right? Like I would say me
9 renting for more than -- or less
10 than 30 days is less harmful than
11 driving under the influence. But I
12 don't know where else in the code
13 you have these sort of rates for --
14 like is there anything that gets a
15 \$5,000 fine in this Village?

16 Like are we unfairly targeting
17 Airbnb and VRBO because you have
18 this platform? Call it that. Say
19 you just don't want Airbnb and
20 VRBO. Because we know there are
21 people who are renting that will
22 never get caught who have a zillion
23 people or have one other person,
24 but technically we don't know if
25 they're there, because they don't

2 have a lease, for a day, a week, a
3 month. We don't know.

4 And I'm not trying to blow
5 anybody in, but it feels like this
6 is very targeted and I think that
7 there's a reason why. We have some
8 very bad actors out there. We have
9 people who have abused the system.
10 But there's a lot of us who don't.
11 We follow the current code.

12 And so, you know, if housing is
13 -- inventory is an issue, then why
14 are we not stopping people who buy
15 a two-family homes from converting
16 to a one-family home? Because we
17 really need them, we should say, if
18 you buy a two-family home, we need
19 real estate for full time people so
20 bad, you have to keep it a
21 two-family home. Like when is it
22 going to stop?

23 DEPUTY MAYOR BRENNAN: Okay.

24 Thank you for answering my question.

25 MR. BUCHANAN: Okay.

2 DEPUTY MAYOR BRENNAN: Is
3 there anyone else from the public
4 that would like to speak?

5 MR. KRAMER: John Kramer, 138
6 Central Avenue. So the discussion
7 now is if you get rid of an Airbnb,
8 you're going to get a full-time
9 resident and that just isn't the
10 case anymore. Greenport is now a
11 very desirable destination.

12 When I lived in Southold, in the
13 wintertime, I was in a community of
14 about -- well, I was in two
15 communities. Harbor Lights was
16 one. In the wintertime in Harbor
17 Lights, there were probably 3 of us
18 in a community of about 50 homes.
19 The rest were second homes because
20 Southold is a very desirable
21 community.

22 When I moved to Calfs Neck, there
23 were about 25 homes in the winter.
24 There were about 5 in the winter.
25 Everybody else was second homes.

2 In Greenport now who's buying
3 houses? Julia, who's buying
4 houses? Second homeowners, third
5 homeowners. What would draw
6 somebody to Greenport to live
7 full-time? There are no jobs.
8 That ship has sailed.

9 We have a need to house restaurant
10 workers. We have a need for town
11 employees, people like that, state
12 please, your please, but we don't
13 have a lot of good jobs. The
14 people who are buying -- I tried to
15 buy a house for a full-time renter
16 today. I heard this house was
17 going to go. I went to visit and
18 she said, no, no, no I've already
19 got it listed and it's going to
20 sell for a million dollars. Well,
21 it's a million dollar house. Who's
22 going to buy it? Not somebody
23 that's going to rent full-time.
24 That's the reality.

25 There are no more three-

2 four-hundred thousands dollar
3 houses in Greenport. If you want
4 full-time housing subsidize the
5 construction or subsidize the rent,
6 then you'll get full-time rentals.

7 DEPUTY MAYOR BRENNAN: Thank
8 you. Would anyone else like to
9 speak on this matter, Chapter 103
10 rental properties?

11 (No response.)

12 DEPUTY MAYOR BRENNAN: All
13 right, no. Before we move on, I
14 just want to acknowledge that the
15 Board received a letter from a
16 resident, or an e-mail, suggesting
17 that the -- this hearing be closed
18 and that we move to adopt the
19 resolution of the code.

20 Now what would the Board like do
21 with this? This is open from last
22 week -- from last month actually.

23 TRUSTEE PHILLIPS: My
24 suggestion is to close it, but we
25 need to discuss it at Work Session

2 next month.

3 DEPUTY MAYOR BRENNAN: What's
4 your feeling?

5 MEMBER ROBINS: I think we
6 will have to discuss it further, so
7 we can close it tonight. If that's
8 the desire of the rest of the
9 Board, I'll go along with it.

10 TRUSTEE DOUGHERTY-JOHNSON: I
11 think we can close it. I mean,
12 we've heard things, but now we're
13 hearing sort of from the same
14 people it seems like, so.

15 MEMBER ROBINS: I'll save my
16 comments for the discussion at Work
17 Session.

18 TRUSTEE PHILLIPS: Well, I
19 think that the public comments that
20 have come in from several of the
21 public, you know, several of the
22 previous public hearings where
23 things have been generated and
24 changed because that's what public
25 hearings are for is to present to

2 the public our -- what we think and
3 to see if they're moving in the
4 same direction.

5 I just would feel more
6 comfortable that we, as a Board,
7 have this discussion after -- now
8 that we've heard the comments. So
9 that's my feeling.

10 DEPUTY MAYOR BRENNAN: Thank
11 you. Would someone like to make
12 the motion?

13 TRUSTEE PHILLIPS: I'll make
14 the motion to close the public
15 hearing for Chapter 103 entitled
16 "Rental Properties". So moved.

17 TRUSTEE DOUGHERTY-JOHNSON: Second.

18 DEPUTY MAYOR BRENNAN: Alright.

19 TRUSTEE DOUGHERTY-JOHNSON: Second.

20 DEPUTY MAYOR BRENNAN: All right,
21 all in favor?

22 TRUSTEE ROBINS: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE DOUGHERTY-JOHNSON: Aye.

25 DEPUTY MAYOR BRENNAN: I vote aye.

2 *September 22, 2025.*

3 *Dear Mayor and Board of Trustees:*

4 *I am writing as a follow up to my comments at the*
5 *Village Board of Trustees' Work Session on*
6 *Thursday, September 18, 2025, during the public*
7 *hearing on the proposed amendment to Chapter 103*
8 *(Rental Properties) of the Village Code. I ask*
9 *that this letter be treated as public comment for*
10 *purposes of the continued public hearing on*
11 *Thursday, September 25, 2025. Unfortunately, I*
12 *will not be able to attend in person.*

13
14 *Why Zoning Matters*

15 *Residential neighborhoods (as opposed to those*
16 *zoned mixed use or commercial) are meant first*
17 *and foremost to be places where people live. Our*
18 *zoning code reflects that principle: Very few*
19 *non-residential uses are permitted in residential*
20 *districts, and even those—such as bed and*
21 *breakfasts—are allowed only as conditional or*
22 *accessory uses. In the case of a bed and*
23 *breakfast, among other conditions, the use must*
24 *be clearly incidental to the use of the home as a*
25 *residence of the owner and subject to*

2 *requirements like owner occupancy and on-site*
3 *parking.*

4
5 *That same principle is implicit in how the*
6 *current Code addresses short-term rentals. Even*
7 *though the terms "owner-occupied" and "long-term*
8 *tenancy" were never defined, the expectation that*
9 *a short-term rental would be incidental to the*
10 *home's principal use as a residence is clear when*
11 *read in the context of the Code as a whole and*
12 *the treatment of bed and breakfasts in*
13 *particular. A short-term rental in a residential*
14 *district was never intended to function as a*
15 *stand-alone commercial lodging business. But in*
16 *many cases that is where we have ended up.*

17
18 *If short-term rentals are allowed without these*
19 *limitations, they cease to function as homes and*
20 *instead operate as commercial lodging. In effect,*
21 *this is the equivalent of rezoning residential*
22 *districts to mixed use and permitting hotels by*
23 *default. Such a shift should only occur if*
24 *supported by a strong, stated policy objective*
25 *rooted in community input. Yet Greenport*

2 *residents have consistently voiced concern about*
3 *the spread of hotels, even in commercial areas.*
4 *In fact, the 2023 amendments to the Code made*
5 *hotels a conditional use in the commercial*
6 *district, subject to fairly strict conditions and*
7 *standards. It would be directly at odds with that*
8 *policy direction to allow unrestricted STRs in*
9 *residential neighborhoods. As a general rule, the*
10 *law has consistently supported a requirement that*
11 *the use of property in a residential neighborhood*
12 *on a short-term basis is permitted only where it*
13 *is clearly incidental to the principal use of the*
14 *property as a residence of the owner and/or a*
15 *long-term tenant.*

16
17 *Current Challenges*

18 *The current Code allows STRs only in limited*
19 *situations—such as in a two-family dwelling where*
20 *one unit is occupied by an owner or long-term*
21 *tenant, or in part of a single-family dwelling*
22 *where the remainder is so occupied. But it never*
23 *defined what "owner-occupied" or "long-term*
24 *tenancy" means. As a result, enforcement has been*
25 *inconsistent and the original intent—that STRs*

2 *should be permitted only where someone lived on*
3 *site full-time—has been blurred.*

4
5 *The Village's rental permit process has*
6 *compounded these challenges. Permits are issued*
7 *simply as "rental permits," without requiring an*
8 *applicant to specify whether the use is short- or*
9 *long-term. The forms themselves do not even ask*
10 *the question. This has fueled misunderstandings,*
11 *enabled owners to claim rights they do not have,*
12 *and made consistent enforcement difficult.*

13
14 *A Clearer, Workable Standard*

15 *The proposed amendments close these gaps. They*
16 *define "owner-occupied" in a manner consistent*
17 *with its common meaning—a home used on a regular*
18 *basis by the owner or a long-term tenant for*
19 *residential purposes. While the traditional*
20 *standard would require an owner or tenant to be*
21 *present during guest stays, the proposed law*
22 *takes a more flexible approach, allowing rentals*
23 *during absences so long as the principal use of*
24 *the property remains that of residential use by*
25 *the owner or a long-term tenant. This preserves*

2 *the core principle that STRs must remain*
3 *incidental to residential use, while*
4 *acknowledging practical realities in our*
5 *community.*

6
7 *Equally important, the amendments establish a*
8 *clear permitting framework. By creating*
9 *categories of rental permits and tying them to*
10 *eligibility standards, both property owners and*
11 *the Village will know what type of use has been*
12 *approved. This transparency is essential to*
13 *fairness, accountability, and effective*
14 *enforcement.*

15
16 *Parking Matters*

17 *Parking is another area where clear rules are*
18 *needed. Our Code already requires two spaces for*
19 *a one-bedroom dwelling, 1.5 spaces per unit in*
20 *two-family or multi-residential buildings, and*
21 *one space per room for hotels. There is little*
22 *justification for exempting STRs from comparable*
23 *standards. At a minimum, each STR should provide*
24 *at least one off-street parking space for every*
25 *two rooms offered, and preferably one per room.*

2 *Where strict compliance is impractical, an owner*
3 *should be able to seek a variance, but absent*
4 *such relief, on-site parking should be the rule.*

5
6 *This concern is also strongly supported by*
7 *resident feedback. In the Planning Board's recent*
8 *study, residents voiced clear and consistent*
9 *concerns about parking impacts in residential*
10 *neighborhoods and expressed strong support for*
11 *requiring STRs to provide on-site parking. A fair*
12 *system ensures STRs are held to the same*
13 *expectations as other residential and lodging*
14 *uses, rather than shifting the burden onto*
15 *neighbors and scarce on-street parking.*

16
17 *Addressing Concerns About Length*

18 *Some have complained that the proposed law is too*
19 *long. It is true that it could be shorter if the*
20 *Village simply imposed a flat prohibition on*
21 *STRs. But because the Village has chosen instead*
22 *to allow flexibility, detail is unavoidable. The*
23 *law must include definitions, eligibility*
24 *standards, rules and requirements, application*
25 *procedures, and enforcement mechanisms to work.*

2 *These details ensure applicants and the community*
3 *understand the rules, and they give the Village*
4 *the information it needs to enforce them fairly.*
5 *Without this level of clarity, we would remain*
6 *stuck in the ambiguity and uneven enforcement of*
7 *today.*

8
9 *Why This Is a Reasonable Middle Ground*

10 *Some would prefer a flat ban on STRs for a set*
11 *period, such as 14 or 30 days. Others would*
12 *prefer little or no regulation. This proposal*
13 *does not fully satisfy either camp, but it is a*
14 *balanced step forward. It avoids turning*
15 *residential neighborhoods into hotel districts*
16 *while still allowing responsible homeowners*
17 *reasonable opportunities. And while it is*
18 *possible that changes may be needed in the future*
19 *as circumstances evolve, the Village cannot*
20 *continue in an "anything goes" environment. What*
21 *is needed now is a clear and enforceable*
22 *framework.*

23
24 *Conclusion*

25 *Based on all of the foregoing and the extensive*

2 *research and review of various short-term rental*
3 *codes I have done in respect of similarly*
4 *situated communities, I support the proposed*
5 *amendments as a necessary first step. While they*
6 *would not be my ideal approach as a resident, I*
7 *believe that they are a practical middle*
8 *ground—providing clear definition rather than*
9 *maintaining the ambiguous status quo, more*
10 *flexible than a total ban, and detailed enough to*
11 *provide both property owners and the Village with*
12 *clarity. The Board has been holding hearings and*
13 *weighing approaches on the treatment of*
14 *short-term rentals for nearly two years. It is*
15 *not realistic to expect universal agreement, and*
16 *it is not possible to legislate on a case-by-case*
17 *basis. At some point, the process itself becomes*
18 *a barrier to good governance. I urge the Board to*
19 *close the public hearing and adopt the law at*
20 *this meeting, with the understanding that*
21 *refinements can always be made in the future if*
22 *needed.*

23
24 *Respectfully submitted,*

25 *Patricia Hammes*

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603 Main Street, Greenport, NY 11944

Tricia Hammes

603 Main Street

Greenport, NY 11944

United States of America

Tricia.hammes@gmail.com

DEPUTY MAYOR BRENNAN: Okay,
we are going to move into the
public comment segment. Again,
thank you all who came to discuss
this. We appreciate your comments.

So we're in the public comment
segment of our meeting where people
can address the Board on any matter
of their concern. Would anyone
like to speak? Oh, Maureen faked
me out there.

(Laughter.)

DEPUTY MAYOR BRENNAN: Okay,
Karen?

MS. RIVARA: Karen Rivara, 628
Carpenter Street. I'm just going
to say 'm hoping that you are close
to hiring a Village administrator

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and that you can move forward
hiring a full-time building
inspector and enforcement officer.

The building inspector part-time
guy is fine. I have no complaints,
it's just he's one person part-time
and we just have a lot of needs.
So I'm hoping that we can move
forward on getting Village Hall
fully staffed. So that's been my
concern, so I figured I would voice it.

DEPUTY MAYOR BRENNAN: All
right, well, I appreciate that. I
too am hoping that we are close to
hiring a Village administrator.
And it would be my suggestion that
we move on to the code enforcement
and building department once the
Village administrator is on Board.
I think that it will be important
that they are participating in
that, filing out those departments.

MS. RIVARA: Agreed, thank you.

DEPUTY MAYOR BRENNAN: Would

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anyone else like to address the Board?

(No response.)

DEPUTY MAYOR BRENNAN: Okay,
so -- yes, please.

MS. MILLER: Leueen Miller,
424 4th Street. I look out my
porch and I miss the Peconic boats
that have disappeared, I gather,
for good. And together with their
absence and the absence of the
Village dock, I think that both of
those have been detrimental to the
Village for obvious reasons.

And now I hear that there's a
plan to move the fishing boats
somewhere else and fill that space
some of the yachts that are bigger
and bigger and more frequently
coming to Greenport.

And so my question is, what is
the plan for the Railroad Dock? I
understand that it needs repair,
that there's no money to repair it.
And I think, you know -- I think

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the fishing boats there who don't seem to move very much anymore, but they are part of the charm and part of the history and the fishing aspect of the Village.

And I think there's some sort of shortsighted decisions being made vis-a-vis letting the Peconic Star boats go, letting the Village dock, which brought a lot of people into the Village. Whether they should be charged or not, that's a whole another question.

But I could -- you know, on a summer day, the number of boats that come mainly over from Shelter Island bringing people to go out to dinner, to shop, whatever and now they -- some of them know that the dock is no longer there. Others don't and you can see them kind of, you know, frustrated, what's happened.

So I just wanted to know if there's any plan for that area, the Railroad

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Dock, and bringing some viable --
well, either retaining the --

DEPUTY MAYOR BRENNAN: Well,
thank you for your comments. I'll
try to address your questions.

MS. MILLER: Okay.

DEPUTY MAYOR BRENNAN: So I
think it's safe to say that this
Board is interested in developing a
new plan for our Visitor's Dock and
we hope to have something in place
perhaps for the upcoming season. I
wont' be this year. The boating
season is ending.

And as far as the party fishing
vessels, we share your concerns.
So this Board was not involved with
discouraging that relationship and
we would very much like to see party
fishing vessels operating from there.
So we will do what we can to encourage
that kind of activity if there's
another operator that's interested.

This Board did not take any action

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at all to end the relationship
with the Peconic Star folks. So
that lease or their license
agreement is still in effect until
next spring. And it's my understanding
that they have made some business
decisions based on several factors
and that they are no longer
interested in operating there.

But it's not something that's
coming from this Board. I think
everyone on this Board would like
to encourage that kind of activity
and we see it as a loss too. So
we'll do what we can to encourage
that kind of activity. It's good
for business. It's a great way for
people to get out on the water
relatively inexpensively.

And just the third point you
brought up about some plan as afoot
to change something about the
fishing vessels verses yachts at
the Railroad Dock?

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MS. MILLER: That's just
something I heard.

DEPUTY MAYOR BRENNAN: Okay,
I'll just tell you I have not heard
anything about that. It's
certainly not a plan that I am
developing and I don't think any of
my colleague up here are involved
with anything like that.

TRUSTEE PHILLIPS: News to me.

(Laughter.)

MS. MILLER: And what about
the Village Dock, The little dock?

DEPUTY MAYOR BRENNAN: The
Visitor's Dock?

MS. MILLER: Uh-huh.

DEPUTY MAYOR BRENNAN: Yes, so
we would like to restore a version
of the Visitor's Dock for next
season. And I had been -- if you
had been listening, I had been
promoting that we would move that
into Mitchell Park Marina.

It's not decided yet, but I think

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we're all very interested in being
a welcoming place and we know that
it's important to support our
businesses. We would like to come
up with ways where we can
effectively maintain our
infrastructure and that dock
suffered from lack of maintenance
and being exposed to the weather
there and it got smaller and
smaller over the years to the point
where it became completely
obsolete.

So we are going to look for ways
to fund that and restore the
Visitor's Dock for the -- I would
prefer to call it a short stay dock
for the upcoming season.

MS. MILLER: To be honest --
to be honest, from my observation,
and I can see it up quite closely,
it looked really fine to me. Maybe
it needed some repair. I
understand that something like

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75,000 was needed to replace it or
repair it or something like that.

And I mean, surely, you know, you
could do a fundraiser. You could
ask some donation. You could do
some creative means of raising
money to generate 75,000 for a
Village dock. Being, my dock,
which is not too far from it, has
been there for 30 years. I hope
it's still okay. I think it's
still okay because we darn
expensive to replace it.

So, I don't know, it seems a
little capricious to me to suddenly
decide the dock was working, but
now it's no good several months
into the new year. Just an
observation.

TRUSTEE PHILLIPS: So the --

DEPUTY MAYOR BRENNAN: Yeah,
so --

TRUSTEE PHILLIPS: Go ahead.
I would like to make a comment.

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DEPUTY MAYOR BRENNAN: Just
one more comment. We are looking
at ways to be creative about how to
finance and fund the new dock or
replacement dock, so I agree with
your suggestion there. Trustee
Phillips?

TRUSTEE PHILLIPS: Leueen, I
would just like to just put out to
the point that the Visitor's Dock
suffered, okay? Observations on my
part, there were vessels tying up
to it that would too large for it.

But on the other hand, this is an
opportunity for the Village Board
to take a look that the area as a
whole and perhaps create dockage
where the Visitor's Dock was for
the party boats to come where they
can actually load and unload a lot
easier than being where they are at
the moment. I think we have a
great opportunity to take a look at
that and see what kind of funding

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is out there.

So I understand where you're coming from. The Visitor's Dock is important. I think the plans for where it may go are perhaps a better option. But I think that this Board has an opportunity that we can't miss out on in taking a look at new opportunities down there.

MS. MILLER: Well, that sounds good, but I would hope that adjacent properties who might be effected by some of these new ideas, that we will be kept in the loop.

DEPUTY MAYOR BRENNAN: Certainly.

TRUSTEE PHILLIPS: Certainly.

MS. MILLER: Okay, thank you very much.

DEPUTY MAYOR BRENNAN: Would anyone else like to address the Board on any matter?

(No response.)

DEPUTY MAYOR BRENNAN: Okay seeing that there's no other

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speakers, let's move on to our
resolutions.

TRUSTEE PHILLIPS: You want me
to read it.

DEPUTY MAYOR BRENNAN: Well,
would you like start?

MEMBER ROBINS: I guess I
will. RESOLUTION 09-2025-1;

RESOLUTION adopting the September
2025 agenda as printed. So moved.

DEPUTY MAYOR BRENNAN: Second.

TRUSTEE PHILLIPS: We need to
amend this to -- that we'll be
amending this agenda to add three
separate items to the end that will
be dealing with three resolutions
dealing with repair at the Ferry
Company and, two, dealing with the
Mitchell Park bulkhead.

DEPUTY MAYOR BRENNAN: Okay.
I understand we're going to add
resolutions. Do we have to amend
the agenda?

TRUSTEE PHILLIPS: No, I'm

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just asking.

VILLAGE ATTORNEY STOLAR: No, no.

TRUSTEE PHILLIPS: Okay.

VILLAGE ATTORNEY STOLAR: You
can do walk-ons when they're last
minute --

TRUSTEE PHILLIPS: Okay, that's
all I wanted.

VILLAGE ATTORNEY STOLAR: --
without changing first resolution.

TRUSTEE PHILLIPS: Okay. All
right, that's fine.

DEPUTY MAYOR BRENNAN: Okay,
so we have a motion and second?

TRUSTEE PHILLIPS: Yes, I
seconded.

DEPUTY MAYOR BRENNAN: Okay,
all in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Motion
is approved.

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RESOLUTION 09-2025-2.

RESOLUTION accepting the monthly reports of the Greenport Fire Department, Village Administration, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees. So moved.

TRUSTEE PHILLIPS: Second.

DEPUTY MAYOR BRENNAN: Discussion, please. I don't recall from last week if the Village Administration report included a complete building department report. Is anyone familiar with that?

TRUSTEE PHILLIPS: It came afterwards. It came afterwards. Didn't we get an e-mail.

DEPUTY MAYOR BRENNAN: Did it?

TRUSTEE DOUGHERTY-JOHNSON: There was a page, I think, for August and I think that was last week and it did have some information. I don't think it was complete in terms of like code enforcement and other --

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I think it had building permits only.
I was going to bring that up also.

DEPUTY MAYOR BRENNAN: Okay.
Well, the public has been asking
that we have a comprehensive
building department report and it
behooves this Board to make sure
that's happening.

TRUSTEE DOUGHERTY-JOHNSON: I
think also the suggestion that we
talked about previous months of
having -- because we've missed them
now for a while, of us eventually
having like the backlog.

DEPUTY MAYOR BRENNAN: I would
like to see a summary of the entire
year by yearend. That would make
sense, so we can catch up on --

TRUSTEE DOUGHERTY-JOHNSON: Yes,
I think that does make sense.

DEPUTY MAYOR BRENNAN: Trustee
Phillips?

TRUSTEE PHILLIPS: I was going
to say that I would think that by

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next Work Session they should be able to compile at least the last four or five months building permit activity and other activity. I'm sure they have a spreadsheet for it. I don't think it would be that difficult to get it to us. But I do, in a discussion and I think I would like to include the discussion of the report, but at next Work Session, some discussion among us as to what we would like to see during the next budget year, the building department as far as how make-up is going to be and what staffing really needs to be there. And I think that would be a value -- a very valuable conversation for the Mayor and Village Treasurer to hear as we start getting into the budget year, which will be at the end of December, so.

DEPUTY MAYOR BRENNAN: Yes,

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that makes sense. So you would
like to come to the next Work
Session -- would you like the Board
to be prepared to speak about --

TRUSTEE PHILLIPS: The
building --

DEPUTY MAYOR BRENNAN: -- staffing.

TRUSTEE PHILLIPS: In the
building department, yes.

DEPUTY MAYOR BRENNAN: Sounds
good. Okay, so we have a motion
and a second. All in favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Motion
is approved.

TRUSTEE PHILLIPS: Brian, I'm
going to ask you the question.

VILLAGE ATTORNEY STOLAR: So
the only thing you need to do is
summarize this just based --

TRUSTEE PHILLIPS: I'll

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summarize; thank you.

VILLAGE ATTORNEY STOLAR: I'll
summarize it for you.

This is RESOLUTION Number
09-2025-3. The summary of this,
without reading the whole thing is
that: It has come to the attention
of the Board that two listed
properties previously listed --
previously opted out of the Sandy
Beach extension agreements.

One property was mistakenly
included in the previous resolution.
The first payment referenced in the
original agreements has already
been paid, which the payment should
be made clear in the resolution.
And use of addresses should contain
a corresponding Suffolk County Tax
Map designation.

This resolution addresses all
four of those items to clean up the
previous resolution that was
adopted by the Board last month.

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TRUSTEE PHILLIPS: So moved and --

TRUSTEE DOUGHERTY-JOHNSON: Second.

TRUSTEE PHILLIPS: The one
request -- so moved. And I would
like this resolution written into
the minutes. So could we provide
that for the --

VILLAGE CLERK HALL: Yes, they
always get a copy of the --

TRUSTEE PHILLIPS: Okay, but I
didn't read this into the minutes.
So I would like it put into the
minutes, okay? It's rather
lengthy.

DEPUTY MAYOR BRENNAN: That's
a good idea. I have a discussion.
Two questions on this. And I guess
it's a question for counsel. I
know this resolution is for the
extension of the agreements, but
what is the nature of the agreement?
I don't really understand what it
is we're agreeing to with the folks
on Sandy Beach.

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VILLAGE ATTORNEY STOLAR: It's an agreement where the owners of property on Sandy Beach all have paid into the Village a certain payment and will pay more to assist with the hookup of sewage to Sandy Beach if that is to occur.

There are timeframes that are set forth in the agreement where the residents are entitled to their money back, for instance, if we don't take certain action by a certain timeframe. And if we do take certain action, then they have to pay the full amount.

DEPUTY MAYOR BRENNAN: So is the purpose of the agreement for them to demonstrate their interest because it's not really binding?

VILLAGE ATTORNEY STOLAR: Well --

DEPUTY MAYOR BRENNAN: The money is returned if nothing -- if no action is taken.

VILLAGE ATTORNEY STOLAR: Correct,

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which is binding if action is taken.
But if no action is taken, the
money is returned unless it is
extended again.

DEPUTY MAYOR BRENNAN: Okay.
And then what is the implication of
property owners who opt out? How
does that work?

VILLAGE ATTORNEY STOLAR: They
opt out, they opt out. This was
more voluntary, but then by
agreement.

MEMBER ROBINS: They don't
have to hook up then?

VILLAGE CLERK HALL: They have
another -- I've been told by Joe
Corso that they've -- those three
properties or two properties have a
different septic system already in
place. So they've already moved
forward with another option.

TRUSTEE PHILLIPS: Okay, which
from Suffolk County?

VILLAGE CLERK HALL: Correct, Joe?

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MEMBER ROBINS: Yeah.

MR. CORSO: Can I speak?

DEPUTY MAYOR BRENNAN: Yeah,
let's have Joe Corso come to the
podium. Maybe you can help clarify
my question. Thank you.

MR. CORSO: You're welcome.
Joe Corso, 4 Sandy Beach Road. The
three properties, one of them,
which is my brother's property, is
closest so to the jetty is in
basically Southold Town, most of
it. There's a small, small section
that is in Greenport. Literally
like a postage stamp.

And they have put in an IA system
many years ago, like about three or
four years ago. So they don't need
to need hook up to the sewer. The
other two opt outs decided to opt
out because they're on the creek
side of the street and they have a
lot more property that if they want
to put in an IA system, they have

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the space to do it. The rest of us don't. So that's the reason why they -- and I had inadvertently -- when we were redoing the extensions, Brian had asked for a listing of all of the property owners. And I had inadvertently told our secretary just send out our master list, not thinking that we had three properties that never really opted in, they never signed any contracts or anything.

And just to go on a little bit more, the money that we had given to the Village so far is really just a good faith down payment. So there's just trigger points of, if work hasn't started, what do we do next? You know, how do we -- do we proceed or do we get the money back?

And part of it is -- part of the way the agreement is written -- and I'm trying to give you a little

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more history because I realized one of the other meetings, which I saw online, nobody really knew because it was a different Board here when we first signed onto these contracts.

So basically when we started pushing -- we've been looking for a sewer line for years and years. But the last three years it seems to have gathered some momentum. Part of the agreement was that if Safe Harbor hooks up, then we could tap off that line and come around. It's a much bigger project if we go through with Safe Harbor.

We're of the thought right now -- and I can't vouch for this, but some of the sources I hear is that Safe Harbor is not interested in doing it. The company was taken over by Blackstone, so they have a freeze on, kind of, any major projects. Don't quote me on any of that. I mean, put it in the

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record, but, you know, what I'm
hearing is that they're not going
to proceed.

Our wish, at this point, would be
to just come across from where the
condos are under the harbor and
then just right down Sandy Beach;
one line and that's it. Instead of
having to come all the way around
from Safe Harbor. Because now,
again, we get Southold Town
involved in this whole project.

MEMBER ROBINS: And that HTD
drilling thing was not approved by
this Board though. I mean, you
know, that was a little bit
controversial. What you're talking
about is going underneath?

MR. CORSO: Right.

MEMBER ROBINS: From Manor Place?

MR. CORSO: I wasn't even aware
that there was an engineering report.
That's something we've been wondering.

MEMBER ROBINS: Well, I don't

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think there was. It was just a
discussion basically. But I think
we had some kind of a diagram,
didn't we, Mary Bess, a site plan?

TRUSTEE PHILLIPS: Well, there
was the grant money that was
provided for researching putting
the sewer over there, which brought
this about, okay?

MR. CORSO: Uh-huh.

TRUSTEE PHILLIPS: But I think
that perhaps, as far as for other
people who want to hook up, we, as
a Board, are waiting for a sewer
report here so that we can make
some policy decisions. And as to
date, we haven't received it yet.

So hopefully if we receive it and
can start acting on something as a
Board, and I think that my other
colleagues here would agree with
me, that once we receive that, it
give us an idea of where we can go
on a lot of things.

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MR. CORSO: Yeah, no, I agree.
We're totally in agreement.

DEPUTY MAYOR BRENNAN: Thank
you, Joe. Thanks for adding some
insight into that. I don't want to
speculate on other property owners
that are part of the agreement.
This is really just a resolution to
extend the agreement, but I
appreciate the additional
information. So we have a motion
and a second. All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: And I
vote aye. The motion passes.

* * * * *

RESOLUTION #09-2025-3

*WHEREAS, on July 24, 2025, the
Board adopted Resolution #07-2025-32
(the "Resolution"), authorizing the
extension of agreements with property
owners relative to the request for*

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the wastewater main of the Village of Greenport Wastewater Treatment Plant to be extended to provide access to properties in the Sandy Beach Community, and WHEREAS, the extension agreements authorized by the Resolution provide for conditional extensions to December 31, 2026 (if the Village has not finalized a certain agreement for work) and July 31, 2028 (if the work has not been commenced), and WHEREAS, the Resolution provides for a listing of property owners included as being subject to the extension agreements, and WHEREAS, it has come to the attention of the Board that (a) two (2) listed properties previously opted out of the agreements, (b) one property was mistakenly included, (c) the first payment referenced in the original agreements has already been paid, which payment should be made clear in the resolution,

2 and (d) the use of addresses should
3 contain a corresponding Suffolk
4 County Tax Map (SCTM) designation,

5 NOW, THEREFORE BE IT RESOLVED, THAT:

6 1. The following parcels are not
7 subject to the extension authorization,
8 as the property owners have
9 previously opted out:

10 2.

11 a. SCTM 1001-03-02-03 (Michael J.
12 Corso and
Donna E. Abrams; and

13 b. SCTM 1001-03-03-25 (Richard McGrath and
Laura Jean McGrath); and

14 c. SCTM 1001-03-03-19.1 (Helen Sideris and
15 Nicholas Sideris)

16 2.

17 The extension agreement applies to properties
18 and property owners who have previously made
19 the first payment as provided in the respective
20 agreements.

21 3.

22 The following parcels are subject to the
23 extension authorization set forth in the
24 Resolution, and are set forth herein with SCTM
25 designations and
proper addresses for ease of
reference:

SCTM	Street Address	Owners
1001-03-03-21	103B Sandy Beach	
Road Barbara Edwards Delsman		
1001-03-03-20	98 Beach Place	

Board of Trustees Regular Meeting ~ September 25, 2025

1	Thomas M. Hart		
	1001-03-03-24	102 Sandy Beach Road	Lynn Stepnoski
2	1001-03-03-25	102 Beach Place	Jeffrey D. Wachenfeld
	and		and Scott T. Wachenfeld
3	1001-03-03-26	3 Beach Place	Scott Wachenfeld and
			Dianne Wachenfeld
4	1001-03-03-27	Beach Place	Joseph Corso and
			Helen Corso
5	1001-03-03-29	6 Beach Street	Arleen G. Buckley
	1001-03-03-30	7 Beach Street	K. Cicotte Revoc TRT
6	1001-03-03-31	7 Beach Street	Susan J. Edwards
	1001-03-03-32	106 Beach Street	Nancy L. Pope
7	1001-03-03-33.1	10 Beach Street	Helen E. McCreary TRT
	1001-03-03-33.3	11 Beach Street	Ingrid E. Young
8	1001-03-03-16	12 Beach Street	George Sucich
	1001-03-03-15	13 Beach Street	Francis C. Murphy
9	1001-03-03-14	14 Beach Street	Marshall Leonard and
			Courtney Leonard
10	1001-03-03-13	15 Beach Street	Schenck-Jeney Family TRT
	1001-03-03-12	16 Beach Street	John Roberts and
11			Lenore Buckley
	1001-03-03-11	17 Beach Street	Alexandra Marx
12	1001-03-03-10	18 Beach Street	Paul LLL Lieblich and
			Heidi Murphy
13	1001-03-03-9	19 Beach Street	Paula Casey 2022 Trust
	1001-03-03-8	20 Sandy Beach Road	Paula Casey
14	1001-03-03-7.3	21 Beach Street	21 Beach Street LTD
	1001-3-3-6	Beach Street	Michael Milano
15	1001-03-03-5	25 Beach Street	Paul Elliot and
			Eileen Elliott
16	1001-03-03-4.1	26 Beach Street	Robert Raines and David
			Raines, c/o Marilyn Raines
17		* * * *	* * *

18 TRUSTEE DOUGHERTY-JOHNSON: RESOLUTION 9-2025-4;

19 RESOLUTION authorizing the annual

20 solicitation of bids for tree and stump removal

21 services and stump grinding services on specified

22 Village of Greenport streets and directing Clerk

23 Hall to notice the bid solicitation accordingly.

24 So moved.

25 MEMBER ROBINS: Second.

Board of Trustees Regular Meeting ~ September 25, 2025

1 DEPUTY MAYOR BRENNAN: All in favor?

2 TRUSTEE ROBINS: Aye.

3 DEPUTY MAYOR BRENNAN: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 DEPUTY MAYOR BRENNAN: Motion is approved.

7 MEMBER ROBINS: RESOLUTION 09-2025-5;

8 RESOLUTION hiring of Julior Cruz Nunez, as a
9 full-time Laborer for the Village of Greenport
10 Road Department, at a pay rate of \$20.00 per hour
11 effective 9/15/2025. All health insurance and
12 other full-time employment benefit provisions
13 specified in the current contract between the
14 Village of Greenport and CSEA Local 1000 apply to
15 this hiring, as well as the standard twenty-six
16 week Suffolk County Civil Service probationary
17 period. So moved.

18 DEPUTY MAYOR BRENNAN: Second. All in
19 favor?

20 TRUSTEE ROBINS: Aye.

21 DEPUTY MAYOR BRENNAN: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE DOUGHERTY-JOHNSON: Aye.

24 DEPUTY MAYOR BRENNAN: Motion is approved.

25 RESOLUTION 09-2025-6; RESOLUTION hiring of

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Sue Ann Kostal, as a full-time
Administrative Aide for the
Village of Greenport Fire
Department at an annual salary of
\$60,000 per year, effective
9/29/2025. All health insurance
and other full-time employment
benefit provisions specified in
the current contract between the
Village of Greenport and CSEA
Local 1000 apply to this hiring,
as well as the standard twenty-six
week Suffolk County Civil Service
probationary period. So moved.

TRUSTEE PHILLIPS: Second.

DEPUTY MAYOR BRENNAN: Discussion,
please. Candace, can you confirm
that the title of Administrative
Aide is correct?

VILLAGE CLERK HALL: At this
time, yes. We are still awaiting
confirmation from civil service,
which is the traditional policy --
I'm sorry, process. We submit a

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duty statement to civil service
and then they ultimately dictate
what the title is.

DEPUTY MAYOR BRENNAN: Okay.

VILLAGE CLERK HALL: But
based on what the chiefs had
researched, this is the title that
they believe is correct and I
agree with them at this time, but
civil service will ultimately make
a decision.

DEPUTY MAYOR BRENNAN: Okay,
thank you.

VILLAGE CLERK HALL: You're
welcome.

DEPUTY MAYOR BRENNAN: All
right, so we have a motion and a
second. All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

TRUSTEE PHILLIPS: RESOLUTION

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09-2025-7; RESOLUTION hiring Helen
Reiss as part-time Office
Assistant for the Village of
Greenport Fire Department at a pay
rate of \$20.00 per hour, effective
9/29/2025. So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

TRUSTEE PHILLIPS: I have a
question. Is Helen, in this
position of Office Assistant, will
she still be dealing with the
ambulance stocking and
requirements for, you know,
restocking and supplies?

DEPUTY MAYOR BRENNAN: That
is my understanding that is, in
fact, her job. So it's called
Office Assistant, but she'll be
focused on the ambulance.

TRUSTEE PHILLIPS: Oh, okay.
All right. Okay, all right, so
that title fits what she's doing
again.

DEPUTY MAYOR BRENNAN: Well,

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I would ask Candace, again, the same question. Is the title correct?

VILLAGE CLERK HALL: Same answer.

TRUSTEE PHILLIPS: Okay.

VILLAGE CLERK HALL: So it's an interesting process with civil service. We can -- they give you a list of titles that are on their website, but ultimately we can't use that and say, this is what I want this person to do. They want us to write our own version of a job description. And then we submit it to them and they ultimately tell us, yes, you're correct or, no, I think it's this title based on the work that you want this person to do.

TRUSTEE PHILLIPS: Okay.

TRUSTEE DOUGHERTY-JOHNSON: And if they want to change it, that's just paperwork --

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VILLAGE CLERK HALL: Correct.

TRUSTEE DOUGHERTY-JOHNSON:

-- up in the clerk's office.

VILLAGE CLERK HALL: Correct.

TRUSTEE DOUGHERTY JOHNSON: But
it's not -- we don't have actually
have to change a resolution and
change a title.

VILLAGE CLERK HALL: No,
because a decision is -- by the
time it happens with civil
service, there's really no -- I
mean, the Mayor or an
administrator can -- you have the
right to contest their decision if
you don't think it's correct, but
I haven't seen that process
unfold. They're usually correct
in the titles that they determine.

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: Any
further discussion on this?

TRUSTEE DOUGHERTY-JOHNSON: No.

DEPUTY MAYOR BRENNAN: We

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have a motion and a second. All
in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

TRUSTEE DOUGHERTY-JOHNSON:
RESOLUTION 09-2025-8; RESOLUTION
authorizing the transfer of Jarred
Lewis from part-time Recreation
Aide to the title of Full-Time
Custodial Worker 1 effective
September 22, 2025. All health
insurance and other full-time
employment benefit provisions
specified in the current contract
between the Village of Greenport
and CSEA Local 1000 apply to this
hiring, as well as the standard
twenty-six week Suffolk County
Civil Service probationary period.
So moved.

MEMBER ROBINS: Second.

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DEPUTY MAYOR BRENNAN: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

MEMBER ROBINS: RESOLUTION
09-2025-9; RESOLUTION to approve
the contract between The Village
of Greenport and Granicus at
Carahsoft to implement the new
meeting management software (PEAK)
and authorizing Mayor Stuessi to
sign the contract from Granicus at
Carahsoft. So moved.

DEPUTY MAYOR BRENNAN:
Second. All in favor?

TRUSTEE DOUGHERTY-JOHNSON:
Discussion.

DEPUTY MAYOR BRENNAN: Yes.

TRUSTEE DOUGHERTY-JOHNSON: I
know we just brought this up last
week, but Candace wasn't here and
I don't know if you got an answer,

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Mary Bess about is there also a
monthly fee or it's just the --
like on the contract there's an
annual fee. That's like 5,000.

TRUSTEE PHILLIPS: Yeah,
there's the annual fee, but is
there a monthly fee?

DEPUTY MAYOR BRENNAN: My
recollection is that it was listed
as an annual fee.

TRUSTEE DOUGHERTY-JOHNSON:
Yeah. No, and mine too. Sorry, I
should have seen what you wanted
to do or asked you earlier.

(Whereupon, the siren sounded.)

DEPUTY MAYOR BRENNAN: My
recollection was it was indicated
as an annual fee with like monthly
installments. So is your question
is there an additional fee?

TRUSTEE DOUGHERTY-JOHNSON:
Yes, I guess. I think maybe there
was versus like the monthly fee
for the website company maybe.

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TRUSTEE PHILLIPS: Right, but
Granicus once in a while -- well,
as I said --

TRUSTEE DOUGHERTY-JOHNSON:
Right, on the abstract sometimes
it comes up as a monthly fee, but
it's like a separate.

VILLAGE CLERK HALL: Well, it
is a monthly fee right now for
IQM2. It \$440.79 a month. I'm
only seeing an annual fee here, so
we have the same contract as what
I'm looking at.

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: Yeah,
and our resolution here is to
approve the contract. So whatever
in that contract.

TRUSTEE DOUGHERTY-JOHNSON: Okay.

VILLAGE CLERK HALL: Adam has
been reviewing these. Any
contract that we've received from
them, they go straight to Adam for
his review. This was budgeted

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for, this project. It did increase, just so the Board is aware, from the original contract.

The reason for the increase from the original proposal from Granicus was for our video, in order to migrate all of our video, which is between -- I think, the Village started recording in 2016. So until -- so between 2016 and 2023 when the new encoder was purchased, all that data is in an old system. So they're going to give us all of that data for us to manage.

TRUSTEE PHILLIPS: Okay.

DEPUTY MAYOR BRENNAN: All right, any further questions on this?

(No response.)

DEPUTY MAYOR BRENNAN: We have a motion and a second on Resolution Number 9. All in favor?

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TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved. Is
it my turn?

MEMBER ROBINS: Yes.

DEPUTY MAYOR BRENNAN:
RESOLUTION 09-2025-10; RESOLUTION
approving the public assembly
application received from Cliff
Harris on behalf of Greenport Fire
Department for the annual Parade
of Lights and Tree Lighting. The
proposed date is Saturday,
December 6, 2025, rain date
Sunday, December 7, 2025, between
4:30 p.m. to 7:30 p.m. So moved.

TRUSTEE PHILLIPS: Second.

DEPUTY MAYOR BRENNAN: All in
favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

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TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Motion
is approved.

TRUSTEE PHILLIPS: RESOLUTION
09-2025-11; RESOLUTION adopting
the attached SEQRA resolution
regarding the proposed local law 5
of 2025 amending Chapter 150
(Zoning) of the Village of
Greenport Code; adopting lead
agency status, determining the
adoption of the local law amending
Chapter 150 (Zoning) to be an
Unlisted Action for the purposes
of SEQRA, and adopting a Negative
Declaration, determining that the
approval of the Local Law will not
have a significant negative impact
on the environment. So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

DEPUTY MAYOR BRENNAN: All in
favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

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TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

TRUSTEE DOUGHERTY-JOHNSON:
RESOLUTION 9-2025-12 --

VILLAGE ATTORNEY STOLAR: Before you
start,
once you get to the bottom of
that, there's language missing.
So stop the proposed and I'll fill
it in.

TRUSTEE DOUGHERTY-JOHNSON: Okay,
sounds good.

Adoption Resolution for a
Local Law clarifying apartment
dwelling units as permitted uses
in the CR Commercial Retail zoning
district WHEREAS, the Board of
Trustees has been considering the
adoption of a local law to amend
Zoning Code to clarify that
apartment dwelling units are
permitted uses in the CR Retail
Commercial zoning district and

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excluded from multi-family dwelling regulations in Village Code 150-18, and WHEREAS, the Board referred the proposed local law to the Suffolk County Planning Commission and the Commission recommended that the Board take action as it deems appropriate, and WHEREAS, the Board has proposed the law to correct an unintended incorrect cross-reference adopted as part of the Village's comprehensive revision to Chapter 150 with respect to apartment dwelling units, and WHEREAS, the Board referred the proposed law to the Planning Board and the Planning Board issued report (a) acknowledging that on account of the correction of the error, the proposed law makes sense and aligns with the intent of the 2023 zoning amendments, which were designed to permit full-time

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apartments in the CR zoning district, and (b) recommending that the Board not adopt this law in isolation and instead defer immediate action as the Planning Board will be providing a full set of recommendations relative to housing development in the Village for consideration by the Board, and WHEREAS, the Board finds that the law itself merely corrects a previous scrivener's error and that subsequent recommendations relative to housing considerations will provide an additional opportunity for the Board to advance housing goals and objectives, and WHEREAS, the Board determines that the adoption of the law at this time is appropriate given its intent to correct a previous error and that a more comprehensive plan will be able to help address details

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relative to housing opportunities,
and WHEREAS, the Board has conducted a
comprehensive environmental review
of the proposed...

VILLAGE ATTORNEY STOLAR:

Local law and determined that the
proposed law is an Unlisted Action
under SEQRA and will not result in
a significant adverse impact, and
WHEREAS, the Board published and
posted notice of the law as
required by law.

TRUSTEE DOUGHERTY-JOHNSON:

NOW, THEREFORE, BE IT RESOLVED
that the Board of Trustees of the
Village of Greenport hereby adopts
the proposed law as Local Law 5 of
2025, a local law amending
Chapter 150, to clarify apartment
dwelling units as permitted uses
in the CR Retail Commercial zoning
district and excluded from the
multi-family dwelling regulations
in Village Code 150-18, and

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BE IT FURTHER RESOLVED, that the Board directs the Village Clerk to file the law with the New York Secretary of State, and

BE IT FURTHER RESOLVED, that the Board directs the Village Clerk to publish a copy, summary or abstract of this local law in the official paper of the Village. So moved.

MEMBER ROBINS: Second.

DEPUTY MAYOR BRENNAN: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote aye. The motion passes.

MEMBER ROBINS: RESOLUTION 09-2025-13; RESOLUTION approving all checks per the Voucher Summary Report for Fiscal Year 2024/2025 dated September 23, 2025 in the total amount of three

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million three hundred and
ninety-one -- \$3,391.50 consisting
of:

All regular checks in the amount
of \$3,391.50, and

All prepaid checks (including
wire transfers) in the amount of
zero dollars. So moved.

DEPUTY MAYOR BRENNAN:
Second. All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion passes.

RESOLUTION 09-2025-14;
RESOLUTION --

(Whereupon, the siren sounded.)

DEPUTY MAYOR BRENNAN: Okay.
RESOLUTION 09-2025-14; RESOLUTION
approving all checks per the
Voucher Summary Report for Fiscal
Year 2025/2026 dated September 23,
2025 in the total amount of

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\$798,293.08 consisting of:

All regular checks in the amount
of \$695,000; 358 -- let me reread
that; \$695,358.35, and

All prepaid checks (including
wire transfers) in the amount of
\$102,934.73. So moved.

TRUSTEE PHILLIPS: Second.

DEPUTY MAYOR BRENNAN: All in
favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion is approved.

Now we have three additional
add-on resolutions; is that
correct, Trustee Phillips?

TRUSTEE PHILLIPS: Yes.

DEPUTY MAYOR BRENNAN: Would
you like to read?

TRUSTEE PHILLIPS: I'll read,
yep, I'll read them. WHEREAS, the
Village -- I'm sorry, RESOLUTION

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Number 09-2025-15; WHEREAS, the
Village Electrical Service
Superintendant, the Superintendant
has reported that the dangerous
condition relative to the electric
service panel that provide service
to the Railroad Dock, and WHEREAS,
the Superintendant reports that
the service panel is now leaning
out over the failing dock bulkhead
and is in immediate that it will
fail due to the failing bulkhead,
and WHEREAS, the electrical
service needs to be relocated next
to the transformer on the
southeast corner of the Seaport
Museum, which requires an
electrical contractor to do the
work to relocate the service
panel, and WHEREAS, the
Superintendant reports that the
condition has become so dangerous
that it must be addressed as soon
as possible and not wait for the

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bulkhead to be repaired, and where
if the panel fails, the North
Ferry will be without power until
the electrical service panels are
cleared from the transformer.

NOW THEREFORE BE IT RESOLVED,
that the Board declares the
failing condition and the need to
relocate the electrical service to
the transformer constitutes an emergency
situation and authorizes the
Village Clerk and the Village
Treasurer to immediately solicit
proposals for the panel removal
and relocation. So moved.

TRUSTEE DOUGHERTY-JOHNSON: Second.

DEPUTY MAYOR BRENNAN: Discussion. Where
is it being contemplated being
moved to?

TRUSTEE PHILLIPS: It says
the transformer on the southeast
corner of the Seaport Museum.
There's a box there. I believe
there's a box there already.

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That's where they wanted to move
it when this first started with
the -- when the failure happened,
that was the discussion that the
Mayor had with the -- with our
Superintendant -- with our
Superintendant of Electrical --
what's his new title? Electric
Service Superintendant.

It's coming up so that it's
going to go on land. It's going
to be on land and the box isn't
going to be under the pavement.
The panels that are there where
the meters are, there's a box
that's under the pavement. That
is where the bulkhead to now.

If you've not be down there
recently, it is now closer to the
water than it's been because
everything is starting to
deteriorate with the high tides
that we're starting to have and
stronger winds.

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DEPUTY MAYOR BRENNAN: So
those meters that are there --
this is the meter panel, right?
There's four or five?

TRUSTEE PHILLIPS: Yeah,
there's four of them.

DEPUTY MAYOR BRENNAN: You're
saying one of those services the ferry?

TRUSTEE PHILLIPS: No.
The -- that line -- the line that
comes down 3rd Street, the
electrical line that comes down
3rd Street, that connects to the
North Ferry and then also that
keeps on going to the box that
goes to the Railroad Dock.

So it's not just -- it's not
just -- my understanding in asking
the Superintendent of Electricity,
Doug Jacobs, there's a possibility
that if the metal box where all
the service lines are, which --
that connect to the main line to
the electric lines are all

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underground. If that falls into the water, we have a problem and it could blowout the North Ferry, the Seaport and could keep on going up 3rd Street because it's all on that line, that transmission line, in one of the sections. You know, we have the electric divided into sections.

DEPUTY MAYOR BRENNAN: Okay.

MEMBER ROBINS: So it's my understanding that this was to hire a commercial contractor who's familiar with this type of electrical system to design something, you know, for immediate remediation because it's concerning of the potential for storms. So it needs to be done right away, so it's being considered an emergency; is that right, Mary Bess?

TRUSTEE PHILLIPS: And it's also part of the 1.5 --

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1.5 million bonding that we did
for that area a couple of months
ago.

DEPUTY MAYOR BRENNAN: So is
this correct that the -- making
this an emergency obviates the
need for competitive bidding?

VILLAGE ATTORNEY STOLAR: Correct.

DEPUTY MAYOR BRENNAN: That's
correct, okay.

MEMBER ROBINS: An estimate,
but not competitive bidding.

VILLAGE ATTORNEY STOLAR: You
still get proposals, but you don't
have to do the formal competitive
bidding process.

MEMBER ROBINS: All right.

DEPUTY MAYOR BRENNAN: Okay,
well, I agree that it's a -- it
has to be done immediately. It's
in terrible condition. It looks
like it could fall over at any
moment. It's really only being
held up by the actual plastic

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conduits that feed the panels.

I would just say that we don't know where it's going to end up, right? So if someone is going to come in and make a proposal to fix this situation and we don't know ultimately what the scope of work looks like.

TRUSTEE PHILLIPS: Not at the moment, no, and we're not going to know it until somebody comes in and takes a look at it.

MEMBER ROBINS: And makes a recommendation, correct?

TRUSTEE PHILLIPS: Well, a electrical contractor would be --

MEMBER ROBINS: Yeah.

TRUSTEE PHILLIPS: -- would be the person, in consultation with Doug, because Doug, you know, that's his expertise. It's not mine, it's his.

But my concern is I took a look at it. I hadn't been down there

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in about three months to be honest with you, and when I got down there, I took a look at the picture that I took when it first happened. Because the wheel wash from the North Ferry is continuing to deteriorate the bulkhead, because it's washing it away, my fear is it's going to go in and we're going to not only have issues with business owners, but we're going have vessels down there that are going to be majorly damaged with electrolysis or with blowing out their electronic equipment. That's my concern.

I'm not sure if any of you have been in a wheelhouse on a fishing boat, but it has -- most of them have over \$100,000 worth of electronics. So, okay, my concern.

DEPUTY MAYOR BRENNAN: Okay, so we have a motion and second.

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TRUSTEE DOUGHERTY-JOHNSON:

Can I just ask Brian a question?
Is that a issue with the
resolution? Like do we want to
say where it's going to be
relocated if we're not 100 percent
sure that that's what the
contractor is going to do?

TRUSTEE PHILLIPS: I think
that's -- my understanding from
Doug, that's about the only spot
that it can go.

TRUSTEE DOUGHERTY-JOHNSON: Okay.

TRUSTEE PHILLIPS: It's the
wiring that the contractor is
going to be dealing with because
it's extensive. I mean, we also
have -- as a side note, we have
the waterline that's hooked up
there with that vault, which is in
no better position either, which
has no backflow function on it.
So that's going to have saltwater
go through the freshwater system

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also. So that's another thing.

VILLAGE ATTORNEY STOLAR: Sorry, and I would point out, if necessary, if it's a completely different location, despite there being only one, you can later ratify it.

TRUSTEE DOUGHERTY-JOHNSON: Okay.

DEPUTY MAYOR BRENNAN: Yeah, I'm okay with that. All right, any other questions?

(No response.)

DEPUTY MAYOR BRENNAN: All right, we have a motion and a second. All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote aye. The motion passes.

TRUSTEE PHILLIPS: Okay. Brian, you've got the other two resolutions.

VILLAGE ATTORNEY STOLAR:

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Yes.

TRUSTEE DOUGHERTY-JOHNSON: I
do too. You want me to read them?

TRUSTEE PHILLIPS: Yeah.

TRUSTEE DOUGHERTY-JOHNSON: I
don't have numbers though.

TRUSTEE PHILLIPS: Well, then --

VILLAGE ATTORNEY STOLAR: The
first one is 16.

TRUSTEE DOUGHERTY-JOHNSON: Okay.
RESOLUTION 9-2025-16; WHEREAS the
Village bulkhead requires repair
work including engineering designs
and the application to the DEC for
an emergency renewal permit.

NOW THEREFORE, the Village Clerk
is authorized to obtain proposals
for engineering designs for
bulkhead repair work. So moved.

MEMBER ROBINS: Second.

DEPUTY MAYOR BRENNAN: Is
that it?

TRUSTEE PHILLIPS: No. It
says: WHEREAS the Village --

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TRUSTEE DOUGHERTY-JOHNSON: Oh,
I thought those were two.

VILLAGE ATTORNEY STOLAR: No,
that's it.

MEMBER ROBINS: -- amend the
resolution?

VILLAGE ATTORNEY STOLAR: That's it.
There
are two separate in the same one.
The first on is single and do that
as 16. So that was it.

TRUSTEE PHILLIPS: Oh, okay.

TRUSTEE DOUGHERTY-JOHNSON: That's
what I thought.

MEMBER ROBINS: Okay.

DEPUTY MAYOR BRENNAN: All
right, we have a motion and a
second. Any discussion on this?

(No response.)

DEPUTY MAYOR BRENNAN: So I
have a question. How is this --

TRUSTEE PHILLIPS: Oh, this --

DEPUTY MAYOR BRENNAN: What
are the parameters of this Village

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bulkhead?

TRUSTEE PHILLIPS: This --
okay the first on here, this one
is supposed to be for the bulkhead
that's down where the electrical
box is, correct? Yeah, it is.
I'm sorry.

VILLAGE ATTORNEY STOLAR: You
tell me.

TRUSTEE PHILLIPS: I know, I know.

MEMBER ROBINS: Yeah, the
second one is main bulkhead. This
one is the one over by the ferry.

TRUSTEE PHILLIPS: Yeah, we
need to modify this to -- this is
for the bulkhead that's in between
the North Ferry and Railroad Dock,
that whole piece over there that's
all been blocked off.

TRUSTEE DOUGHERTY-JOHNSON: And right as
of now, we don't
have -- this is not -- we don't
have proposals or designs?

TRUSTEE PHILLIPS: No.

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TRUSTEE DOUGHERTY-JOHNSON: Okay,
I didn't understand. I thought we
were talking about the whole --

TRUSTEE PHILLIPS: No. My
understanding is -- my
understanding -- I said,
WHEREAS -- okay, we need to amend
this. Okay.

VILLAGE ATTORNEY STOLAR: So
in between the North Ferry and I
didn't hear what you said after that.

TRUSTEE PHILLIPS: The
Railroad Dock.

VILLAGE ATTORNEY STOLAR: Okay.

DEPUTY MAYOR BRENNAN: Why
wouldn't -- we should extend this
to the Jitney Lot.

TRUSTEE PHILLIPS: Well, so
I'm calling that -- I'm sorry, to
me, that's a whole piece. So do
you want to include the whole --
the whole -- the bulkhead that is
in deterioration over the --
behind the East End Seaport Museum

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and between the North Ferry and
the Railroad Dock, that's the
whole piece back there.

MEMBER ROBINS: That is,
yeah. The bulkhead that's over --

TRUSTEE PHILLIPS: Is it or
how far back does it go?

MEMBER ROBINS: The ferry
queue was rebuilt already.

DEPUTY MAYOR BRENNAN: So as
the dock heads in a southerly
direction and passes -- I mean, as
the bulkhead heads southerly and
passes the Railroad Dock, it bends
--

TRUSTEE PHILLIPS: And it
goes down.

DEPUTY MAYOR BRENNAN: -- and
it goes parallel with the train
tracks. But we also have --
that's all undermined.

TRUSTEE PHILLIPS: Right,
that's all -- yeah, to me that's
all one piece. I'm sorry, to me

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that's all one piece.

DEPUTY MAYOR BRENNAN: As long as we're clear. I think it would make sense, right, that we want to engineer and permit that entire section from the ferry terminal to, I would say, the Jitney Lot.

TRUSTEE PHILLIPS: At the Jitney Lot, okay, that's probably a clearer description.

MEMBER ROBINS: And for your information, I was down there on Sunday and had to look at it. I mean, it's really scary. I mean, it was totally undermined, you know. There are huge sections of the pavement that are literally collapsed.

DEPUTY MAYOR BRENNAN: Right.

MEMBER ROBINS: So it's a dangerous situation and needs immediate attention absolutely.

DEPUTY MAYOR BRENNAN: And

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this is a resolution to simply
obtain proposals?

TRUSTEE PHILLIPS: Proposals,
yeah, because we have to have --
we have to have -- the engineering
has to be done and there has --
there has never been existing --
there is no existing DEC permits
for that section of bulkhead where
Mitchell Park we had existing permits.

DEPUTY MAYOR BRENNAN: All
right, any other questions,
discussion? We have a motion and
a second.

MEMBER ROBINS: Me? I seconded it?

TRUSTEE PHILLIPS: Yes, Julia
you did.

MEMBER ROBINS: Second.

DEPUTY MAYOR BRENNAN: All in
favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote

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aye. The motion is approved.

TRUSTEE DOUGHERTY-JOHNSON: Want
me to do the next one?

DEPUTY MAYOR BRENNAN: Please.

TRUSTEE DOUGHERTY-JOHNSON:
RESOLUTION 9-2025-17; is that right?

VILLAGE CLERK HALL: Yes.

TRUSTEE PHILLIPS: Yes.

TRUSTEE DOUGHERTY-JOHNSON:
WHEREAS, the Village will be
seeking \$3 million in funds from
the United States Department of
Housing and Urban Development.
NOW THEREFORE, the Board
authorizes the Village Clerk to
complete and file an application
for such funding. So moved.

VILLAGE ATTORNEY STOLAR: So
before you even move or second,
that should include the specific
bulkhead area you're considering.

TRUSTEE DOUGHERTY-JOHNSON:
So that's all of Mitchell Park.

TRUSTEE PHILLIPS: All of

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Mitchell Park bulkhead. Also --

VILLAGE CLERK HALL: I don't
remember handling --

TRUSTEE PHILLIPS: No, no,
I'm going to amend it. Hold on
just a second.

VILLAGE CLERK HALL: Okay, I
just want to be clear.

TRUSTEE PHILLIPS: Just hold
on a second.

VILLAGE ATTORNEY STOLAR: We're good.

MEMBER ROBINS: This is just
the main bulkhead, right?

TRUSTEE PHILLIPS: Yeah, this
is the main bulkhead.

VILLAGE CLERK HALL: I'm just
saying, I'm not a grant writer.

TRUSTEE PHILLIPS: No, well,
D&B is already involved in this.
So it should be D&B and the
Village Treasurer and perhaps --

VILLAGE CLERK HALL: McBride?

TRUSTEE PHILLIPS: No, the
grant's already there. We already

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have it. The grant's already funded.

TRUSTEE DOUGHERTY-JOHNSON:

The Village Administrator?

(Laughter.)

TRUSTEE PHILLIPS: Funny. I

think that we should have,

besides -- we should have our new

Village Administrator, whoever she

or he may be, and the Village

Treasurer and our Marina Manager

should be involved in working on

this grant process. That's a

discussion point. I'm just

putting it out there. Did we

second this yet? No.

TRUSTEE DOUGHERTY-JOHNSON: No.

We were sort of changing it.

DEPUTY MAYOR BRENNAN: All

right, we have a motion. Is

anyone seconding it?

MEMBER ROBINS: I'll second it.

DEPUTY MAYOR BRENNAN: All

right, further discussion. So I'm

surprised that we need to do this,

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that this is not already in place.
So we need a resolution to approve
applying for the funding?

TRUSTEE PHILLIPS: No. We
need a resolution to move forward
in completing the required information
-- I'm sorry, Deputy Mayor, but
Brian and I played phone tag on
this one, okay? We -- the --
currently what we need to do have
is someone who is responsible
within Village Hall to start
moving the paperwork information
that needs to be uploaded to the
already currently grant money that
we have.

We cannot start anything until
they receive, similar to what we
shared in doing for the Fire Boat,
getting information uploaded and
getting it started through the
process. Currently Susan Store
(phonetic), who was the original
person involved in this, had

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uploaded some of the information.
And then when we did not renew her
contract, for whatever -- you
know, whatever reasons, it is has
been standing still.

And for the last couple of months,
I have been checking to see if
anybody or if D&B has started
uploading the information to the
HUD site. And as of yesterday,
nothing yet. And it needs to get
moving in order for us to show
that we are interested in the
funding or we -- without showing
any interest, it could possibly
disappear.

MEMBER ROBINS: And is there
a timeline for that disappearance,
Mary Bess?

TRUSTEE PHILLIPS: The timeline
right now is that things are being
reviewed. So I understand to see
if there's been any activity
towards processing the grant

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application -- not application,
but the process. But in the
meantime, once it gets -- once we
start it, we get a timeline from
the government. But right now,
it's a matter we need to get the
paperwork caught up.

TRUSTEE DOUGHERTY-JOHNSON:

Is that when McBride you think,
can help with? I understand we're
not writing a new grant, but is
that part of their --

TRUSTEE PHILLIPS: Well, I

think that's -- well, D&B, that's
all I know. I can't say their
proper name, but it's D&B that did
the actual report back in 2018.
There the ones that actually filed
for the DEC permits that expired
at the December of '24. So
they've actually been involved in
the process.

And I think between them and
staff, you know, the Village

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Treasurer and perhaps the Marina Manager, we could move this forward and get it completed so that we can start going out to BID for the bulkhead. Because it is -- we have all seen it. We can't continuously keep filling the holes. The bulkhead is eventually going to start to give way.

We, as a previous Board, we did this 2018 assessment and part of it was to look for funding for grant money. We found the grant money, but we need to get the paperwork moving forward and that's -- we're stalled on that right now.

TRUSTEE DOUGHERTY-JOHNSON:

Do we want to amend it so we say the Marina Manger and D&B?

TRUSTEE PHILLIPS: Yeah.

VILLAGE ATTORNEY STOLAR: So how about we put it this way: So

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now therefore -- the second part:
NOW THEREFORE, the Board
authorizes the Village
Administrator, Village Treasurer,
Village Grant Writer and Marine
Manager to coordinate the
preparation, completion and
submission of the application for
such funding?

TRUSTEE PHILLIPS: That
sounds fine for me.

MEMBER ROBINS: In consultation
with D&B Engineering or no?

TRUSTEE PHILLIPS: Yeah, he's
got D&B Engineering in there.

VILLAGE ATTORNEY STOLAR:
Actually I did not, no. That one
I left out.

TRUSTEE PHILLIPS: Because if
you remember way back a couple of
months ago, we -- the Mayor had
said that he had been in
consultation with the group that
did the assessment to update it,

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but we haven't seen anything to date.

DEPUTY MAYOR BRENNAN: Yeah,
so I agree with the urgency and
the initiative to get this going.
And I'm just concerned because the
Mayor is not here and he had, as
far as I could tell, he was the
point person on this, right?
Because in the past when we
discussed this, he had indicated
that he was doing certain things
or in contact with certain people
or something.

So I'm concerned that this feels
a little bit like a maneuver to
run around a project that the
Mayor, I guess, was managing or
running. And I understand that
you are frustrated, right? So you
don't think it's -- it's not
happening as far as you could tell.

MEMBER ROBINS: Well, the
projects predates the Mayor. This
goes back to 2018, doesn't it,

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Mary Bess?

TRUSTEE PHILLIPS: It
isn't -- I understand, Patrick,
how it looks. And if you want to
put -- I mean, the Mayor is the
overall reviewer of things and he
would be kept in consultation
because he's the Mayor and he
would -- you know, they would have
to report this to the Board.

But if you'd like to put the
Mayor's name in, you know, as part
of that group. I just -- at this
point, I have been bringing it up
for months and I keep getting told
it's going to go move forward,
we're doing stuff, we're doing
discussion. And it's not any
disrespect to him. He has a lot
on his plate, but this needs to
get done. I cannot, in good conscience,
not say something where we could
possibly lose that amount of money
to repair a very important Village

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asset. And if I hurt somebody's
feelings, I'm sorry, but that's
how I feel. It's got to get done.

We -- in 2018, we -- the
previous Board, we realized that
this needed to be done. We didn't
-- weren't going to put it on the
taxpayers back for it. We sought
the funding for it. It came
across two different governing
boards, but it just needs to get
done or we're going to lose it.

DEPUTY MAYOR BRENNAN: Do you
see any down side in this method
here? So is there any risk here?
Because we're basically
overriding -- the Mayor's acting
as our Village Administrator at
this point and he has the
authority and the discretion to
direct our Village staff. All
right, and our Board typically
doesn't get involved with the
explicit -- delegating duties to

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Village staff, right?

So we're doing a motion here to authorize certain people to act in certain way. It just seems a little bit like a departure from our normal practice. And maybe it is and maybe you're saying that because of the urgency. I'm not sure if I'm making myself clear.

TRUSTEE DOUGHERTY-JOHNSON: I understand what you're saying. I hear both of you. I think the thing is ultimately we, as a whole group, including the Mayor, are ultimately responsible. And I think it is a project we all want to see done and I think this is just a way, an effort, to try to move it along and have a little maybe more oversight or more active participation in it. But I mean, it is -- it does seem to be -- it maybe is a departure, but I'm not sure it's a bad thing. I

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don't know, Brian could tell us
more about risk I guess.

VILLAGE ATTORNEY STOLAR: So
what you might want to do then, it
kind of covers both grounds, is at
the beginning of this: NOW
THEREFORE, the Board authorizes
the Mayor, together with the rest
of the people.

TRUSTEE PHILLIPS: That's fine.

VILLAGE ATTORNEY STOLAR: And
that way it's on the Mayor still,
together with anyone else that's
determined necessary and add in
D&B. I did leave out D&B before.

TRUSTEE PHILLIPS: And that
will give us the opportunity, as
the Board, to ask the Mayor to
report every month as to what the
status is on that particular
project with the group of people
that he has helping him.

VILLAGE ATTORNEY STOLAR: You
can ask him even if you don't

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adopt this resolution.

TRUSTEE PHILLIPS: I have
been. I'm sorry, I have been.

DEPUTY MAYOR BRENNAN: Okay,
so do we need to restate this
resolution again? Is it clear?

TRUSTEE PHILLIPS: Yeah, we
need to restate it.

VILLAGE ATTORNEY STOLAR: All
right, WHEREAS, the Village --

TRUSTEE PHILLIPS: Wait a
minute. Julia, did you --

VILLAGE ATTORNEY STOLAR: Oh,
I'm sorry, Julia.

MEMBER ROBINS: No, no. You
read the resolution the way you
want to see it.

VILLAGE ATTORNEY STOLAR: Okay.
WHEREAS, the Village will be
seeking \$3 million in funds from
the United States Department of
Housing and Urban Development for
bulkhead repairs at Mitchell Park.

NOW THEREFORE, the Board

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authorized the Mayor, together
with the Village Administrator,
Village Treasurer, Village Grant
Writer, D&B Engineering and Marina
Manager to coordinate the
preparation, completion and
submission of the application for
such funding.

DEPUTY MAYOR BRENNAN: You
want to move that?

TRUSTEE PHILLIPS: So moved.

DEPUTY MAYOR BRENNAN:
Second. All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: I vote
aye. The motion passes.

TRUSTEE PHILLIPS: Thank you
very much, all of you. I think
that this is -- this is one of the
things that I strongly believe
that we, as a Board, need to
protect our assets and I hope this

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moves along quickly.

DEPUTY MAYOR BRENNAN: Thanks
for bringing those add-on
resolutions to tonight's meeting.

TRUSTEE PHILLIPS: Well, I
tried to get them ahead of time,
but unfortunately it didn't work.
I don't like putting add-ons like
this, but it's important.

DEPUTY MAYOR BRENNAN: All
right, so I think there's no
further business. Can we have a
motion to adjourn?

TRUSTEE PHILLIPS: Second.

DEPUTY MAYOR BRENNAN: All in
favor?

TRUSTEE ROBINS: Aye.

DEPUTY MAYOR BRENNAN: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE DOUGHERTY-JOHNSON: Aye.

DEPUTY MAYOR BRENNAN: Thank
you. Thank you all for coming.

(Whereupon, the Village of
Greenport Board of Trustees

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Regular Meeting was adjourned.)

C E R T I F I C A T I O N

I, REBECCA WOOD, a Shorthand Reporter and
Notary Public in and for the State of New York,
do hereby certify:

THAT the above and foregoing contains a
true and correct transcription of the
proceedings.

I further certify that I am not related,
either by blood or marriage, to any of the
parties in this action; and

THAT I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 9th day of October, 2025.



REBECCA WOOD